



27 acres/10.9 hectares

Ronald W. Reagan Blvd. frontage

Utilities

Greenfield with 3,600 square foot residence and metal building on it

Extra-Territorial Jurisdiction (ETJ)

Mr. Russ Boles
Summit Commercial/Industrial Properties
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Property				
Total Acreage: 27 acres/10.9 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. V	
Location				
City: Leander			County: Williamson	
Address/Directions: .38 mile (.61 kilometer) south of FM 2243 between, east of US 183 across from Leander Middle School				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: Immediate frontage west			Type of Zoning: Multi-Family	
Distance to Interstate Highways: 11 miles/17.7 km east				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 2,000 x 530 feet/610 x 162 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands variable 1 to 3 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 5.5 miles/8.9 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Very accessible	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Multi-Family	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services		Water - Size of Nearest Line: 12 inch/30.4 cm Pressure: 68 psi/469 kilopascal		Sewer - Size of Nearest Line: Available Fall 2008
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: Mr. Will Nabors, 512.310.3810, ATMOS Energy	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T	Phone: 512.870.4430	Facs: 512.870.4475		Email: tc4713@att.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: 512.259.1709	Facs: 512.746.5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Russ Boles	Phone: (512) 244-9707	Facs: (512) 244-9515	Email: Russ@summit-commercial.com	Web Site: www.summit-commercial.com
Sales Price \$4,000,000 (\$3.50 per square foot)			Lease Price Not Applicable	
Comments: www.wcad.org Reference Numbers: R485236, R337839, R312324. This fully entitled property is 1.75 miles (km) north of FM 1431. The topography provides a very gentle slope from west to east. Water and gas are on-site with wastewater infrastructure service in Summer 2009. Block House Creek runs through the western portion of the site.				